



**Plan Commission Minutes**  
**January 20, 2020 at 7:00 p.m.**  
**City Hall Council Chambers**

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Members Present: Messrs. Larsen, Granlund, Seymour, Gragert, Pederson and Brenholt  
Ms. Christopherson, Obaid and Dr. Wolfgram

Staff Present: Messrs. Allen, Winzenz, Petrie and Ms. Ness

The meeting was chaired by Mr. Larsen

1. **Rezoning (Z-1655-19)** – Amendment to the General Development Plan  
**Final Plat (P-1-20)** – Southtowne Business Park II

Mr. Allen presented to recommend approval of an amendment to the general development plan and a final plat for the Chippewa Valley Eye Clinic. The amendment to the general development plan allows the owner to build into the existing stormwater facility property that is in the process of being purchased from the City. The development includes a final plat for one buildable lot and an outlot for stormwater. A final site plan will need to be reviewed at a later date. This request will be reviewed at the City Council meeting on January 27<sup>th</sup>.

Jeremy Skaw with Real Land Surveying noted the owner is working on a site plan for the rebuild of the facility and will be submitted soon.

Mr. Pederson moved to recommend approval of the amendment to the general development plan and final plat. Mr. Granlund seconded and the motion carried.

2. **Comprehensive Plan Amendment**  
**Rezoning (Z-1661-20)** - P to C-3P

Mr. Allen presented a request to recommend approval to the comprehensive plan amendment and rezoning property from P (Public) to C-3P to allow the Plumbers and Steamfitters UA Local 434 to occupy the former Little Red School located at W3380 Highway 37. The property was annexed in the City of Eau Claire as a noncontiguous parcel in June 2019, when it was still owned by the City of Eau Claire and a predecessor to the Eau Claire Area School District. The property was then formally transferred to the School District, who sold it in two parcels: one to the property owner to the east as vacant land (22.80 acres +/-) and the other containing the school and grounds (10.99 acres +/-) to the applicant.

He noted that an amendment to the comprehensive plan is required because the planned land use shows this property as Public zoning. The applicant is proposing to use the facility for training, classrooms, welding shop and other related activities. This requires the property to be rezoned from P (Public) to C-3P. This agenda item will be considered at the City Council meeting on January 27<sup>th</sup>.

Applicant Craig Erickson with the Plumbers and Steamfitters UA Local 434 noted that they have outgrown their existing facility and look to relocate to this property.

Mr. Granlund moved to recommend approval of the comprehensive plan amendment and the rezoning of the project. Seconded by Dr. Wolfgram and motion carried.

3. **Rezoning (Z-1662-20)** - RM to RM-P  
**Site Plan (SP-2002)** - 6-unit apartment

Mr. Petrie presented a request to recommend approval to rezone property from RM to RM-P and to adopt the general development with a final site plan for a 6-unit apartment building

located at 318 Elm Street. This parcel was previously owned by the City and the owner purchased it in November 2018. The applicant is proposing a 6-unit apartment with four 1-bedrooms and two 2-bedrooms. The building is +/- 6,760 sq. ft. in size with each unit having a two-car garage. In order to accommodate the six-unit apartment which was part of the land purchase agreement, the applicant is reducing the front yard setback to 15 feet. The typical RM zoning district standard is a 20-foot setback. In addition, the proposed site plan shows the maximum lot coverage of +/- 40%, and within RM zoning district standards the maximum allowed is 35% of the lot. He noted that the North River Fronts Neighborhood Association sent an email supporting the project. This agenda item will be considered at the City Council meeting on January 27<sup>th</sup>.

Applicants Jason Griepentrog and Matt Anderson spoke about the proposed project as a new development with the neighborhood and decided to name the project Walters Flats.

Mr. Seymour moved to recommend approval of the rezoning and site plan. Seconded by Mr. Pederson and motion carried.

4. **Tax Incremental District #8 (TID Amendment #4)**

Mr. Winzenz presented a request to recommend approval for an amendment to TID #8, which is the 4<sup>th</sup> amendment to the project plan. He noted this amendment is to include that cash grants may be made by the City to owners or developers of the property to reimburse project costs and also to extend the life of the TID by three additional years. This agenda item will be considered by the Council on January 27<sup>th</sup>.

Dr. Wolfgram asked if affordable housing can be noted to be considered for any new development of housing within the TID.

Mr. Winzenz noted that staff along with the Redevelopment Authority Board considers this for any new housing projects reviewed by the board.

Judith Moseley, 2230 Trimble Street, spoke in support of the cash grants from the TID and would like to see the developers have the money with the cost of the development of affordable housing. She noted the language should include information about affordable housing units within the proposed neighborhood.

Mr. Seymour moved to recommend approval of the proposed amendment to TID #8. Seconded by Mr. Granlund and motion carried, (8-1).

5. **Tax Incremental District #9 (TID Amendment #2) and Boundary Amendment**

Mr. Winzenz presented a request to recommend approval of an amendment to TID #9, which is the 2<sup>nd</sup> amendment to the project plan. He noted this amendment is to expand the boundary to include the parcel located at 4825 Prospect Drive. This parcel had a new warehouse built last year and was only in a portion of the TID #9. This agenda will be considered by the Council on January 27<sup>th</sup>.

No one spoke to this agenda item.

Mr. Brenholt moved to recommend approval of the proposed amendment to TID #9. Seconded by Mr. Pederson and motion carried.

6. **Annexation (20-1A)** – 1266 County Hwy F

Mr. Petrie presented a request to recommend approval of an annexation for 1266 County Hwy F in the Town of Wheaton, in Chippewa County. This parcel is +/- 17 acres of land with an existing single-family home. The new owner would like to connect to city sewer and water for the development. He noted the vacant land to the west, which is currently in the City of Eau Claire. This request is consistent with the comprehensive plan.

Jeremy Skaw, with Real Land Surveying noted that the owner is working on a development proposed for a future Plan Commission meeting.

Ms. Christopherson moved to recommend approval of the annexation. Seconded by Dr. Wolfgram and motion carried.

**SCS Eau Claire (Agenda Items #7-13)**

Mr. Larsen noted that the next agenda items, 7 through 13, will be presented by staff and the applicant together as a master plan for phase I for SC Swiderski development located on the west side of Kane Road, south of the North Crossing, Highway 12/312.

Mr. Petrie presented the first request for the project. This is for the approval of a preliminary plat known as SCS Eau Claire. He noted this property is approximately 106 acres and the proposed plat creates 17 multi-family lots for development and 7 outlots for stormwater. This preliminary plat is similar to the approved general development plan that was approved in October, 2019. A final plat and development agreement will be reviewed at a later date.

Mr. Petrie presented the first site plan for the proposed development. This request is for site plan approval for SCS Eau Claire Community Center. This is the first phase of the master planned development which includes six lots for site plan approval. The entire development is shown as having three phases.

The first site plan is lot 1 which shows a +/- 4,632 sq. ft. building for office, maintenance, fitness room, and community center with a 4-car attached garage. The general development plan was approved by the Plan Commission and City Council in October, 2019. He noted that all the proposed site plans are consistent to the approval of the general development plan. This first phase of the master planned development includes 6 lots for site plan approval.

Mr. Petrie presented the next request for site plan approval for two 6-unit apartments. This is the first phase of the master planned development which includes 6 lots for site plan approval. The second site plan is lot 2, which shows two 6-unit apartments. The proposed building is +/- 9,874 sq. ft. in size with attached two-car garages. The narrative notes a mixture of 8 two-bedrooms and 4 three-bedrooms.

Mr. Petrie presented the next request for site plan approval for two 6-unit apartments. This general development plan was approved by the Plan Commission and City Council in October, 2019. The third site plan is lot 3, which shows two 6-unit apartments. The proposed building is +/- 9,874 sq. ft. in size with attached two-car garages. The narrative notes a mixture of 8 two-bedrooms and 4 three-bedrooms.

Mr. Petrie presented the next request for site plan approval for three 4-unit apartments. The fourth site plan is lot 4, which shows three 4-unit apartments. The proposed building is +/- 4,347 sq. ft. in size with attached one-car and two-car garages. The narrative notes 12 two-bedroom apartments. An eight-foot trail is shown on the site plan which is located to the north

of the proposed development. A trail connection should be added from the sidewalk to the proposed trail.

Mr. Petrie presented the next request for site plan approval for three 4-unit, four 8-unit and three 16-unit apartments. The fifth site plan is for lot 5, which shows three 4-units, four 8-units and three 16-unit apartments. This community will have 10 two-story buildings.

The eastern most buildings are three 4-units with each building being +/- 7,233 sq. ft. with 2 two-bedrooms on the main level and 2 two-bedrooms upstairs. Each unit has an attached garage, 2 one-stall garages and 2 two-stall garages. The middle buildings proposed are four 4-units with attached garages, each building +/- 15,912 sq. ft. The western most building closest to the proposed street is three 16-unit. An eight-foot trail is shown on the site plan which is located to the north of the proposed apartments. A trail connection is shown on the northern portion of the lot.

Mr. Petrie presented the last request for site plan approval for three 20-unit apartments. The sixth and final site plan is for lot 6, which shows three 20-unit apartments. This lot will have 3 two-story buildings. This development includes 60 garage parking stalls and 57 surface parking stalls. The proposed apartments have a mixture of 36 one-bedrooms and 24 two-bedrooms. An eight-foot trail is shown on the site plan, which is located to the north and east of the proposed apartments. A trail connection is shown on the northern portion of the lot but a trail connection should be added to the western most proposed apartments.

Applicant Jacqui McElroy with SC Swiderski presented the Phase I proposed development. She noted that this phase is proposed to start in spring of 2020 and the project will be three different phases for the development. She went over each of the proposed preliminary plat and proposed site plan explaining that the design, parking, landscaping and elevations for each of the buildings.

Sean Bohan, Advanced Engineering Concepts, noted the drainage plan and stormwater facilities that are proposed for the development. He noted the elevation changes that are existing and the existing problems from runoff within the neighborhood.

Mr. Larsen noted that the Commission will vote on the individual agenda items starting with number 7, preliminary plat, and moving down the list.

7. **Preliminary Plat (P-2-20) – SCS Eau Claire**

Mr. Brenholt moved approval of the preliminary plat with the conditions noted in the staff report. Seconded by Ms. Christopherson and motion carried.

8. **Site Plan (SP-2003) - SCS Eau Claire Community Center**

Dr. Wolfgram moved to approve the site plan with staff conditions. Seconded by Ms. Obaid and motion carried.


9. **Site Plan (SP-2004) - Two 6-unit apartments**

Mr. Gragert moved to approve the site plan with staff conditions. Seconded by Mr. Brenholt and motion carried.

10. **Site Plan (SP-2005) - Two 6-unit apartments**

Dr. Wolfgram moved to approve the site plan with staff conditions. Seconded by Mr. Gragert and motion carried.

11. **Site Plan (SP-2006)** - Three 4-unit apartments  
Mr. Pederson moved to approve the site plan with staff conditions and to add a sidewalk that should be extended to connect with the proposed trail. Seconded by Mr. Gragert and motion carried.
12. **Site Plan (SP-2007)** - Three 4-unit, Four 8-unit, and three 16-units  
Mr. Brenholt moved to approve the site plan with staff conditions. Seconded by Mr. Seymour and motion carried.
13. **Site Plan (SP-2008)** - Three 20-unit apartments  
Mr. Pederson moved to approve the site approval with the staff conditions. Seconded by Mr. Gragert and motion carried.
14. **Discussion/Direction**
  - A. Revised Work Program 2020. Mr. Allen presented an update to the work program for 2020 that the Commission added to the work program at the previous meeting.
  - B. Code Compliance Items. None.
  - C. Future Agenda Items. Mr. Allen acknowledged the proposal for a Housing Opportunities Commission with a discussion with the Plan Commission in an upcoming meeting.
  - D. Additions or Corrections to Minutes. None.
15. **MINUTES**  
The minutes of the meeting of January 6, 2020 were approved.

  
Terry Pederson, Secretary